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Parkinson Wright
Estate Agents



Swan Drive, Droitwich, WR9 8WA

Price Guide £250,000

- Semi Detached Property
- Lounge
- Two Double Bedrooms
- Beautifully Maintained & Recently Landscaped Gardens
- Garage & Off Road Parking
- Immaculately Presented
- Kitchen/Diner
- Family Bathroom
- Gas Central Heating & Double Glazing
- Early Viewing Highly Recommended To Be Appreciated

56 Swan Drive, Droitwich WR9 8WA

A low maintenance, immaculately presented two bedroom semi detached property, tastefully decorated throughout and nestled in a quiet and highly sought-after location in Droitwich. This superb home combines comfort and style. **EARLY VIEWING ESSENTIAL.** A must-see for those seeking a peaceful lifestyle in Droitwich. EPC - C



Council Tax Band: B





LOCATION AND DESCRIPTION

Occupying a prime position in a desirable and popular location within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre, other leisure pursuits close at hand. and within easy access to the M5 motorway. Swan Drive is a well established residential area. Access is via a composite front door opening into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and door to:-

CLOAKROOM

4'9 x 2'9

Ceiling light, front facing opaque double glazed window and radiator. There is a two piece white suite consisting of wash hand basin with storage cupboard under and low level WC.

LOUNGE

13'9 x 14'2 (max)

A light and airy reception room with front facing double glazed window, radiator and door to:-

KITCHEN/DINER

12'7 x 9'3

A sociable space combining kitchen and dining areas overlooking the garden. Recessed ceiling spotlights, rear facing double glazed window and a rear facing part double glazed door opening onto the garden. There are a range of modern and contemporary wall, base and drawer units, with roll top work surface over, ceramic sink with matching drainer and mixer tap, four ring electric hob with extractor fan over, built in oven, integrated appliances to include microwave, washing machine and fridge and freezer. An attractive breakfast bar with feature wall provides seating and dining.

LANDING

Ceiling light, loft access and doors to:-

BEDROOM ONE

11'9 x 8'4

A tastefully decorated principal bedroom overlooking the garden with ceiling light, rear facing double glazed window and radiator. There is ample space to accommodate fitted or free standing wardrobes.

BEDROOM TWO

9'7 x 8'3

Another attractive double bedroom with ceiling light, front facing double glazed window, radiator and built in wardrobe offering ample storage.

BATHROOM

6'4 x 6'2

A stylish bathroom with recessed ceiling spotlights, side facing opaque double glazed window and radiator with chrome heated rail. There is a three piece white suite consisting of bath with shower over, wash hand basin with cupboards under and low level W.C.

OUTSIDE

To the front of the property is a driveway providing off road parking and gives access to the garage. A slabbed path leads to the front door.

To the rear of the property is an attractive, enclosed and private garden having been recently landscaped to provide a slabbed patio/seating area, a good space for entertaining, quality artificial lawn with decorative stoned boarder and planted boarders with a range of mature shrubs.

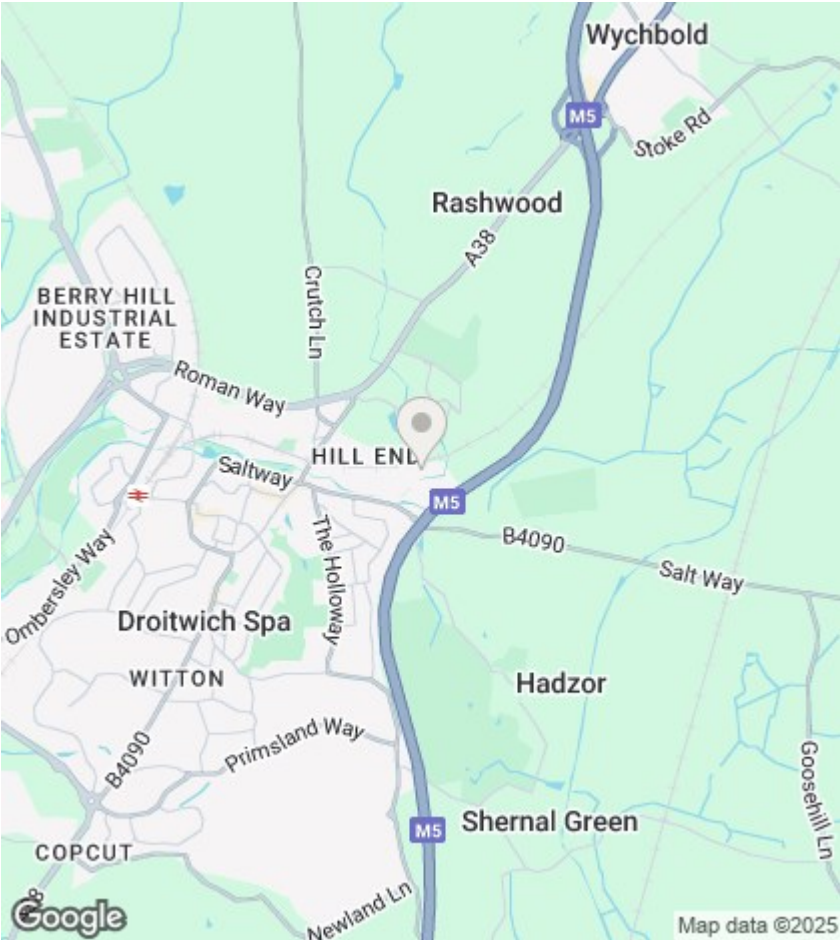
GARAGE

8'9 x 8'5

Accessed from the front of the property via an up and over door, a door from the garden gives an additional rear access. There is light and power.

SERVICES

We believe all mains services are connected to the property but have not been checked by the agent.



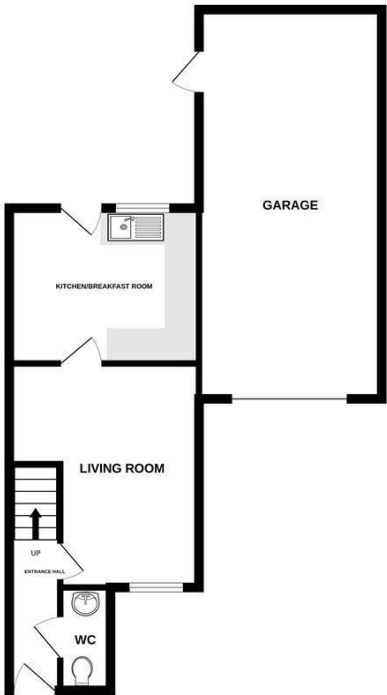
Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

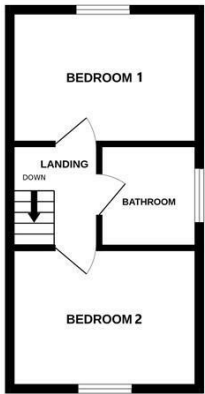
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
581 sq ft (54.0 sq m.) approx.



1ST FLOOR
273 sq ft (25.3 sq m.) approx.



TOTAL FLOOR AREA: 854 sq ft (79.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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